



**City of
WOODSTOCK**
Department of Building & Zoning
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DEVELOPMENT FEES 2015

City of Woodstock, Illinois

A. Zoning Fees:

1. Zoning Ordinance Amendments: \$230.00 payable prior to submittal for consideration by the Plan Commission.
2. Rezoning: Base fee of \$570.00 plus \$65.00 per each acre or portion thereof, payable prior to submittal for consideration by the Plan Commission.
3. Special Uses, including Planned Developments: Base fee of \$570.00 plus \$65.00 per each acre or portion thereof, payable prior to submittal for consideration by the Plan Commission.
4. Temporary Use Permits: \$65.00 payable at time of permit issuance.
5. Variations and Zoning Appeals: \$145.00 payable prior to submittal for consideration by the Zoning Board of Appeals.

B. Subdivision Fees:

1. Plat of Subdivision: Base fee of \$570.00 plus \$65.00 per each acre or portion thereof, payable prior to submittal for consideration by the Plan Commission.
2. For any application involving more than one of the items listed in Section A of B1 above, the fee shall be calculated on the basis of the highest fee plus \$570.00 for each additional item.

C. Development Review Fee:

This fee is held by the City to cover the expense of reviewing both residential and non-residential development activities, including but not limited to subdivisions, planned developments, special uses, rezonings, and similar activities. This fee shall be held by the City until reimbursement of all costs for said activities has been received, at which time the deposit amount remaining will be refunded. In the event said costs are not reimbursed, the City may use this fee for reimbursements. The amount of the fee is determined on the basis of total land area and consists of a base fee of \$2,300.00 plus:

1. 1-20 acres: \$120.00 per acre or portion thereof;
2. 21-50 acres: \$110.00 per acre or portion thereof;
3. 51-100 acres: \$95.00 per acre or portion thereof; and
4. 100+ acres: Base fee of \$8,000.00 plus \$85.00 per acre or portion thereof.

D. Annexation Fees (From Section 7.11.5 of the Woodstock City Code, January 6, 2004)

The following fees are hereby established for the annexation of land into the City of Woodstock:

Land having an area of two (2) or more acres: \$1,200.00 per acre or portion thereof, which shall be paid at the time of annexation, and \$1,200.00 per lot or unit, whichever is greater, which shall be paid at the time the building permit is issued. Annexation fees shall not be required for annexations which are initiated by the City of Woodstock.

E. CPI ADJUSTMENT

The fees required herein are subject to a “CPI Adjustment” which shall be calculated on the first day of January in each year thereafter and which resultant fees shall be rounded up in \$5.00 increments. Annually, the fees and cash contributions shall be adjusted by the October to October percentage change as published by the United States Department of Labor’s Bureau of Labor Statistics, All Items Consumer Price Index (CPI) for Urban Consumers (1982-84 = 100) for the Chicago Consolidated Metropolitan Statistical Area, Illinois. If any index is calculated from a base different from the base period 1982-84 = 100, such index shall be converted to a base period of 1982-84 = 100 by use of a conversion factor supplied by said Bureau of Labor Statistics. If the CPI is discontinued or replaced, such other governmental Cost of Living Index or computation which replaces the CPI shall be used in order to obtain substantially the same result as would be obtained if the CPI had not been discontinued or replaced.